

HAMILTON COUNTY BOARD OF COMMISSIONERS
MAY 28, 2003

The Hamilton County Board of Commissioners met on Wednesday, May 28, 2003 with the Mayor of Carmel. The meeting took place in Conference Room 1A in the Hamilton County Government and Judicial Center, One Hamilton County Square, Noblesville, Indiana. President Holt declared a quorum present of Commissioner Christine Altman, Commissioner Steven C. Dillinger and Commissioner Steven A. Holt. Also present were Mayor James Brainard, Kate Weese, Michael McBride, Brad Davis, Jim Neal, Joel Thurman and Fred Swift.

2003 County Plans for Road Construction in Clay Township: (12:56:16)

Mr. Jim Neal reviewed the 2003 Hamilton County plans for road construction in Clay Township. Projects include - Trailways Project along Towne Road with a scheduled July 15, 2003 State letting. The intersections we will attempt to work on in 2003 are 116th Street & Ditch, 116th & Springmill, 106th Street & Springmill and 96th Street & Ditch. 106th & Ditch is currently not funded for this year. In 2004 we are looking at 96th Street & Towne, 106th Street & Ditch and 116th Street & Shelborne. Several resurface projects are scheduled in Clay Township. There are two bridge replacements on Springmill Road. One is completed and the other is near completion. A small structure replacement is planned on 116th Street between Ditch & Towne Road. Rehabilitation of Bridge #138 on 136th Street by the high school. The other project is Clay Terrace which will let in June. Mr. Neal stated 106th Street & College has an October 2003 letting date. Chip and seal on 121st Street & West Road is scheduled in 2004. 131st Street is a project waiting to see what Boone County is going to do and we will try to work with the developers in the area for funding the reconstruction. Right of way is in place for that connection. Ms. Weese asked about the intersection for Clay Center at 116th Street? Mr. Neal stated it is currently on the county's inactive project list, at this time we are not actively doing anything at that intersection.

Holt asked where the Clarian situation stands at 116th Street & Springmill? Mayor Brainard stated the issue is the land price. Clarian wants to do retail on 116th Street & Springmill. This does violate our plan. We told them it could be retail facing the hospital as long as there is a visual buffer, residential along Springmill at 116th Street. He thinks they will proceed. It is in the Special Studies Committee. Hopefully it goes back to the full Plan Commission in two weeks, if it passes it will come before the City Council for the last meeting in June with second reading the first meeting in July. Holt asked where does that put the roundabout as designed for that intersection? Mayor Brainard stated they believe the roundabout works and we have talked to them about TIF for another roundabout for the entrance at Illinois Street. The entrance to the office buildings on the southwest corner of 116th Street and Meridian needs to be moved back from SR 31, we are going to line it up with a new proposed Illinois Street. The office buildings will exit to Illinois and go north to 116th Street. We think the roundabout will work fine at 116th Street & Springmill. Statistical analysis of the accidents on the roundabouts on Hazel Dell at 126th Street and 131st Street compared to the three stop lights at 96th, 116th & 146th Streets and we had no personal injury accidents in 2002 at the roundabouts, quite a few accidents at the traffic lights. The average property damage at the roundabouts is approximately \$3,400 per accident and at the stop lights is approximately \$12,800. We are adding roundabouts on 131st Street, 136th Street & Springmill this summer.

Ms. Weese stated we are holding off on the roundabout to base it on what Clarian will need. Mayor Brainard stated the roundabout will fit with the Clarian site, it needs it regardless of whether Clarian goes. Holt stated it is designed as a single lane, but rumor is that A&F said it should be a double. Mayor Brainard stated if Clarian goes, it might have to be. It may be a couple of years off. It is not hard to make it bigger. Ms. Weese stated she does not want to lose the fact that it should happen and the roundabout needs to be constructed, the sooner the better. The four-way is not working very efficiently. Perhaps in another month or two we would know more. (1:05:52) Mayor Brainard asked the county to proceed. He does not want the county to slow up or stop. Holt asked what is the current time line? Mr. Joel Thurman stated three of the four parcels have been filed for condemnation. Everything is funded. Additional right of way would be needed. Mr. Thurman stated the proposed right of way is for a single lane roundabout. Mayor Brainard stated keep going with that. If we need more later, it is in the city, we will go get it. Clarian will not be up for at least three years and we need relief there now. (1:07:54) Altman stated she assumes the city has retained exaction rights or whatever else would help us with our acquisition of right of way. Is there something the city can do to help us make Mr. Valinet become a little more reasonable? Mayor Brainard stated his theory is that the site is worth more today than the day he sold it to Clarian. We could force Clarian to pay for it out of the TIF, but he thinks the deal is with Valinet. Altman stated it would be very helpful. They will be an impact on traffic in that area. Altman asked if there was anyway we could include part of this in the TIF with an interlocal? Mayor Brainard stated they have it spent. Ms. Weese stated Valinet did not sell that portion to Clarian. If the single lane roundabout has to be enlarged due to Clarian, we can force traffic to go north on Springmill, so we almost have a bypass lane and it does not impact the roundabout and that land can be exacted from Clarian. Altman stated the retail area we are talking about does impact Springmill? Ms. Weese stated yes. That is the area she is talking about, not the hospital. (1:10:57) Mayor Brainard stated the hospital is not a not-for-profit. Altman asked if they are not going to apply for exempt status? Mayor Brainard stated no. Doctors own 40% of it. Altman stated the Auditor's office needs to know that. Mayor Brainard stated they will make sure they know it.

Annexation Plans: (1:12:16)

Dillinger asked the Mayor to tell them about his annexation plans. Mayor Brainard stated he has none, they all belong to our Council. The goal is to annex all of Clay Township as quickly as we can. Dillinger asked how quickly is that? Mayor Brainard stated he does not know. A lot depends on our closing the water deal with the City of Indianapolis. When we do that we can offer city rates, cut their rates by half when they come in to the city, leave them where they are if they outside the city. That negates the tax differential for most homes. Once that deal is done, it will be relatively easy to annex. Mayor Brainard stated this is Koven's plan. Dillinger asked if this is what is in place now? Mayor Brainard stated nothing is in place now, he has introduced it. Holt asked if the Mayor thinks this plan will float? Mayor Brainard stated no, he thinks there will be remonstrance. Once we get the water company he thinks it will be another story.

(1:15:28) Holt asked in terms of the Thoroughfare Plan, in the past we have talked about a western road that is north-south, such as Towne Road. Would you share what your current vision is on what Towne Road should be? Mayor Brainard stated pretty much what Hazel Dell is on the west. We have made agreements with the landowners to limit the right of way take to 120' across. He sees 131st Street as our main east-west boulevard someday as opposed to 116th

Street.

116th Street and Shelborne: (1:18:10)

Mr. Neal stated 116th Street & Shelborne had initially been scheduled as a roundabout. Because of the development on the northwest corner they dedicated all of the right of way for the realignment of the intersection we are looking at making that in to a conventional intersection, doing the realignment and making some improvements now. We foresee a lot of problems getting the right of way we will need on the south side. Mayor Brainard asked if the roundabout could be put in one corner easier than an intersection? Mr. Neal stated we can shift it, but we still need right of way for the approaches in to it. The right of way we have from the development, we feel we can get the realignment done and add some turn lanes at the intersection, pushing all of those improvements to the north side and make improvements to the intersection now which should last quite a few years. Ms. Weese asked if you have enough right of way on the northwest side for a roundabout? Mr. Neal stated correct. Altman stated it is a budgetary issue. Mr. Thurman stated there is an existing home on the northeast corner on the current north leg of Shelborne Road that is close and we would have to tie back into. Mayor Brainard asked when is it set? Altman stated 2004.

(1:22:40) Mr. Neal asked if we are proceeding with all 116th Street intersections? Ms. Weese stated yes, we want you to proceed. If you are saying you are ready to go to bid for 116th & Springmill, yes. Mayor Brainard stated yes, absolutely. If there are modifications because of Clarian we will just have to add those on.

116th Street: (1:23:15)

Mr. Davis stated there is a question on the 116th Street & Ditch project, when will our project interfere or take place in relation to annexation and how that would fit into the priorities on 116th Street. Ms. Weese stated that is on the south edge of annexation that may or may not happen. Holt stated we would hate to build it and have you rip it out in 12 months. Mayor Brainard stated he does not think we would do that. Holt stated if we continue with land acquisition and you get to July can we reconvene on this to figure out if we are doing the right thing? Mayor Brainard stated yes. We think roundabouts are the way to go in this part of the township. Holt stated we are not arguing that, it is the size of the roundabouts. Ms. Weese stated the roundabouts we have planned at 131st, 136th and possibly Meridian Corners are all going to be single lane. They will all be wide enough for truck traffic and vehicles larger than passenger vehicles, but single lane. Mayor Brainard stated if a vehicle would break down, there would be room for an emergency vehicle to get around it. All of the others planned for Springmill, we like the consistency of the roundabouts. If one is a single lane and the next is a double lane, it confuses the drivers. Mayor Brainard stated Clarian is going to build one building to start with and it will multiply, it is not going to all come next year. Possibly in 10 years we may be annexing, as long as he is Mayor we will not be ripping out something the County did 12 months earlier.

Illinois Street: (1:26:30)

Ms. Weese stated we are planning for Illinois Street to carry the burden of the traffic, not Springmill. We will resist trying to pump up that intersection unless we have to. Mayor Brainard

stated our traffic counts show that eventually a build out of Springmill and Illinois will have four lanes. We think we are a ways from that. We see Illinois as a temporary fix, we will make that four lanes.

US 31 Corridor: (1:27:35)

Holt asked if there is anything we can be of assistance to you regarding the US 31 Corridor project? Mayor Brainard stated we are hoping for leadership from the Governor's office. INDOT and the engineer's are not paying much attention to anything Hamilton County has to say.

Old Meridian: (1:30:00)

Ms. Weese stated we had approached the County a couple years ago regarding funding assistance on some projects. Primarily Old Meridian at 116th Street from Rangeline to College. Rangeline to College/116th Street Project includes a bridge over Carmel Creek. We are going to install a signal at Guilford and 116th Street. It was proposed, via letter, about a flat \$300,000 and \$700,000 for the bridge structure for a total of \$1 million. A third of the Old Meridian project was in the county jurisdiction. The county proposed assistance with that project conditional to the county council passing a bond for those projects. We have federal funds for these projects and we would hate to lose the money if we can't come up with our local share. Old Meridian is the one we need the most help with. The other project is 96th Street and Keystone. We would like to keep Carmel and the County united on that in our dealings with INDOT and conversations we are beginning to have with Indianapolis. This is more than likely for 2010.

River Road: (1:32:20)

Mayor Brainard stated we have earmarked a request for River Road from 116th Street to 146th Street to build the section of River Road to Prairie View. Mayor Brainard stated we want to straighten the curves at 126th Street, there is a bridge structure included.

96th & Keystone: (1:33:39)

Holt stated on the short term fix on 96th Street & Keystone - how far west were you asking? Ms. Weese stated to Haverstick. Is INDOT indicating it needs to run further? Mayor Brainard stated yes. Ms. Weese stated INDOT felt it would go a long way if we included all of the work in the pre-planning to take it all the way to Westfield. Not that we are going to do that tomorrow. We have been doing studies and engaged in meetings with Indianapolis on how to get it over I-465. We have had a consultant look at four different scenarios of how we pull Westfield and the bridge over I-465 together. They want to know that they are not going to be responsible for taking lanes across then drop at Haverstick with no plans for the future. Altman stated it is consistent with the Thoroughfare Plan. Mr. Davis stated we have somewhat agreed to provide construction funding, at least the federal aid portion. We may need to come up with a match. The county's match is estimated at \$30,000.

131st Street and Shelborne:

Mayor Brainard asked that the county go ahead and build the roundabout on 131st Street & Shelborne.

Meeting adjourned at 1:37 pm.

Present

Christine Altman, Commissioner

Steven C. Dillinger, Commissioner

Steven A. Holt, Commissioner

Mayor James Brainard, City of Carmel

Kate Weese, City of Carmel Engineer

Mike McBride, City of Carmel Assistant Engineer

Brad Davis, Highway Director

Jim Neal, Highway Engineer

Joel Thurman, Highway Transportation Development Engineer

Dustin Teachnor, Highway Assets Manager

Fred Swift, Commissioner's Administrative Assistant

Kim Rauch, Recording Secretary